

GHOLIZADEH PROPERTY SP-35-2014



0 150 300 600 Feet

Zoning: **SC, SHOD-4**
CAC: **Northeast**
Drainage Basin: **Beaver - East**
Acreage: **1.36**
Square Feet: **2,450**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Blakely Design Group**
Phone: **(919) 870-1868**





Planning & Development

SP-35-2014

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 400456 Assigned Project Coordinator Newsome Assigned Team Leader Walters I

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name GHOLIZADEH PROPERTY

Proposed Use Automobile Sales

Property Address(es) 4700 Louisburg Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1726-72-5484			

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building
☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center
☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.		
CLIENT (Owner or Developer)	Company	Name (s) NETA GHOLIZADEH	
	Address P.O. BOX 30277, RALEIGH, NC 27622		
	Phone 919 782-1685	Email	Fax
CONSULTANT (Contact Person for Plans)	Company Blakely Design Group		Name (s) B. Taylor Blakely
	919-870-1828		

DEVELOPMENT T & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) SC	Proposed building use(s) Auto Sales office & shop
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District SHOD-4	Proposed Building(s) sq. ft. gross 2,450 s.f.
Total Site Acres 1.36 Inside City Limits <input type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 2,450 s.f.
Off street parking Required 3 Provided 5	Proposed height of building(s) 18'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 4.1%
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage 4.1% (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 26,005 s.f. acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

WE ARE PROPOSING A USE ALLOWED PER ZONING CODE

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots	Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	N/A	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units		If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units		a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots		b) Total number of Single Family Lots
6. Total Number of Hotel Units		c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)		d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more		e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)		f) Total Number of Phases
10. Total number of Open Space (only) lots		g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
		h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

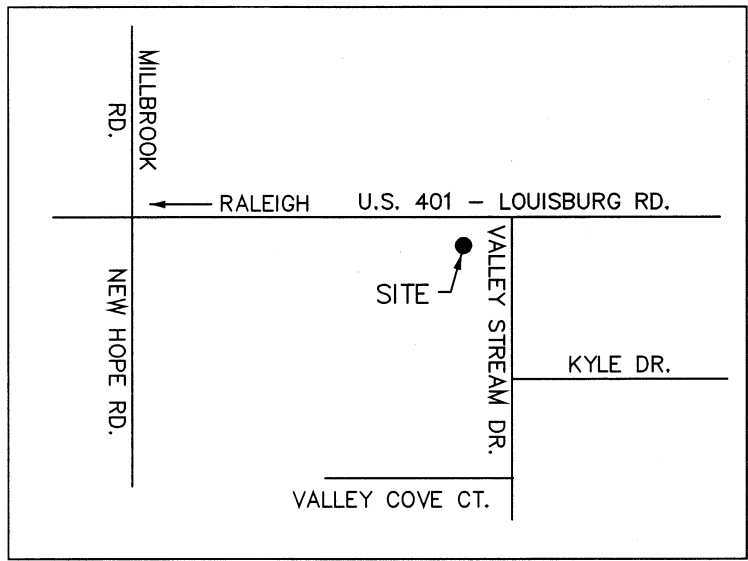
I hereby designate B. TAYLOR BLAKELY to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Neta Sholuyadek 7-19-14 Date
Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			?
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

1.36 acres



VICINITY MAP

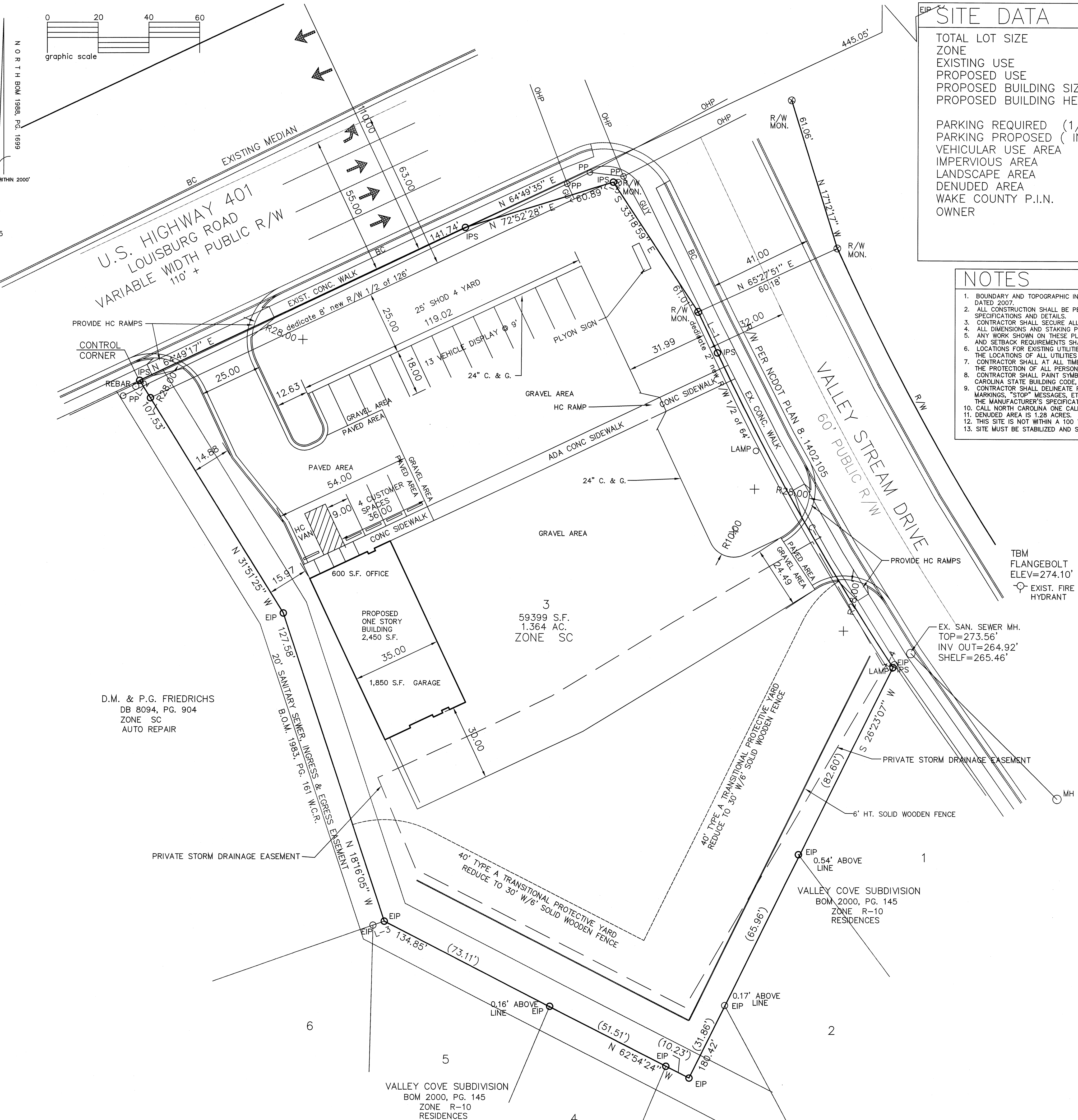
REFERENCES
BOM 1983, PG. 161 W.C.R.
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BOM 1997, PG. 1379 W.C.R.
BOM 2000, PG. 145 W.C.R.
NCDOT PROJECT # 8.1402105

LEGEND
--- LINES SURVEYED
--- LINES NOT SURVEYED
E.I.P. --- EXISTING IRON PIPE
I.P.S. --- IRON PIPE SET
C.M.S. --- CONCRETE MONUMENT SET
E.C.M. --- EXISTING CONCRETE MONUMENT
P.K.S. --- P.K. NAIL SET
E.P.K. --- EXISTING P.K. NAIL
R/W --- RIGHT OF WAY
D.B. --- DEED BOOK
P.P. --- POWER POLE
O.H.P. --- OVER HEAD POWER
R.R.S. --- RAILROAD SPIKE
(1234) --- ADDRESSES

TIE DATA			
NUMBER	BEARING	DISTANCE	
L-2	S 35°45'49" W	1.20'	
L-3	S 70°46'26" W	4.71'	
L-4	N 26°23'07" E	1.25'	
L-5	S 69°10'32" E	0.43'	

CURVE DATA				
NUMBER	BEARING	RADIUS	ARC	DIST.
C-1	S 29°21'51" E	974.81	141.62	141.50

LINE DATA		
NUMBER	BEARING	DISTANCE
L-1	S 25°12'08" E	17.90'



SITE DATA

TOTAL LOT SIZE

59,399 S.F.

1.36 ACRES

ZONE

SC W/SHOD-4

EXISTING USE

UNDEVELOPED

PROPOSED USE

AUTOMOBILE SALES

PROPOSED BUILDING SIZE

1 BUILDING

2,450 S.F.

PROPOSED BUILDING HEIGHT

1 STORY

18.0'

PARKING REQUIRED (1/200 S.F. OFFICE - 600)

3 SPACES

PARKING PROPOSED (INCL. 1 HC.)

5 SPACES

VEHICULAR USE AREA

23,306 S.F.

IMPERVIOUS AREA

26,005 S.F.

43.7%

LANDSCAPE AREA

36,093 S.F.

56.3%

DENUDED AREA

55,757 S.F.

1.28 AC.

WAKE COUNTY P.I.N.

1726-72-5484

OWNER

NETA GHOLIZADEH

4837 REMBERT DRIVE

RALEIGH, N. C. 27612

(919) 235-2086

NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM MAP PREPARED BY SCOTT & CO., SURVEYORS AND DATED 2007.

2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.

3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.

4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT

6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.

7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.

8. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.

9. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.

10. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.

11. DENUDED AREA IS 1.28 ACRES.

12. THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.

13. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

BLAKELY DESIGN GROUP

Site Planning

Landscape Architecture

700 Expedition Place, Suite 105, Raleigh, North Carolina 27615

Telephone (919) 870-1868

E-Mail taylor@blakelydesign.net

SITE PLAN

4700 LOUISBURG ROAD, RALEIGH, N.C.

DATE JUNE 16,14

SCALE 1"=20'

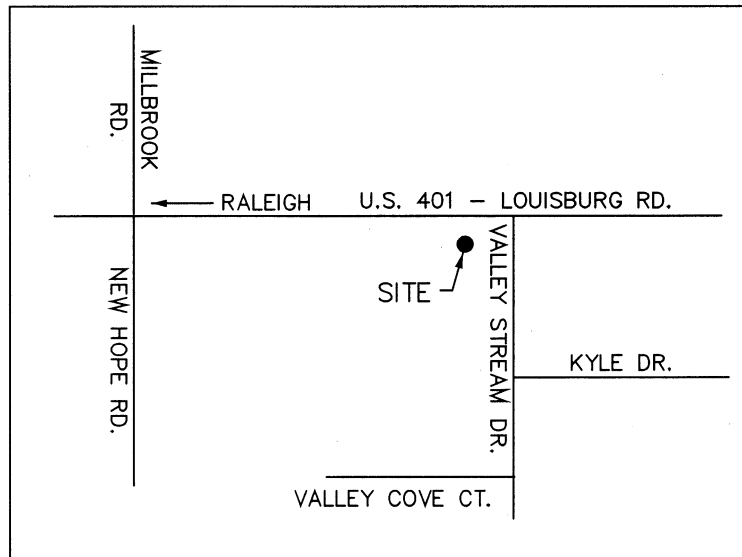
DRAWN BTB

JOB NO.

REVISIONS

SHEET

C1.0



VICINITY MAP

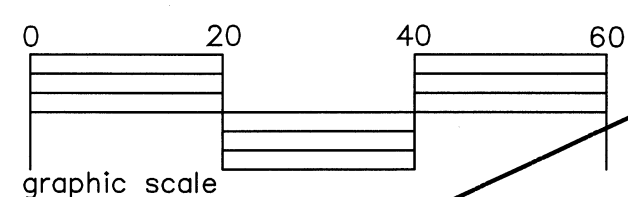
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NCDOT PROJECT # 8.1402105

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NORTH BOM 1988, PG. 1699

U.S. HIGHWAY 401
LOUISBURG ROAD
VARIABLE WIDTH PUBLIC R/W
110' +

PROVIDE HC RAMPS
CONTROL CORNER

DENUDED AREA - 1.28 ACRES

D.M. & P.G. FRIEDRICH'S
DB 8094, PG. 904
ZONE SC
AUTO REPAIR

PRIVATE STORM DRAINAGE EASEMENT

VALLEY COVE SUBDIVISION
BOM 2000, PG. 145
ZONE R-10
RESIDENCES

NOTES

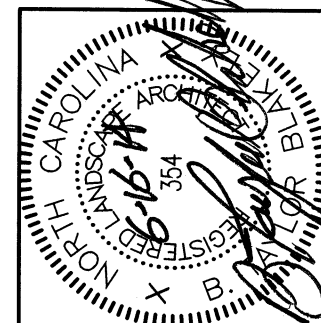
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TBM
FLANGEBOLT
ELEV=274.10'
EXIST. FIRE
HYDRANT

EX. SAN. SEWER MH.
TOP=273.56'
INV. OUT=264.92'
SHELF=265.46'

F.E.S. INV=275.0
PROVIDE 4'x8' RIP RAP
DISSIPATOR, 22' DEEP
USE 10" CLASS B STONE
W/FABRIC UNDERLINER

VALLEY COVE SUBDIVISION
BOM 2000, PG. 145
ZONE R-10
RESIDENCES



BLAKELY DESIGN GROUP
Site Planning

Landscaping Architecture

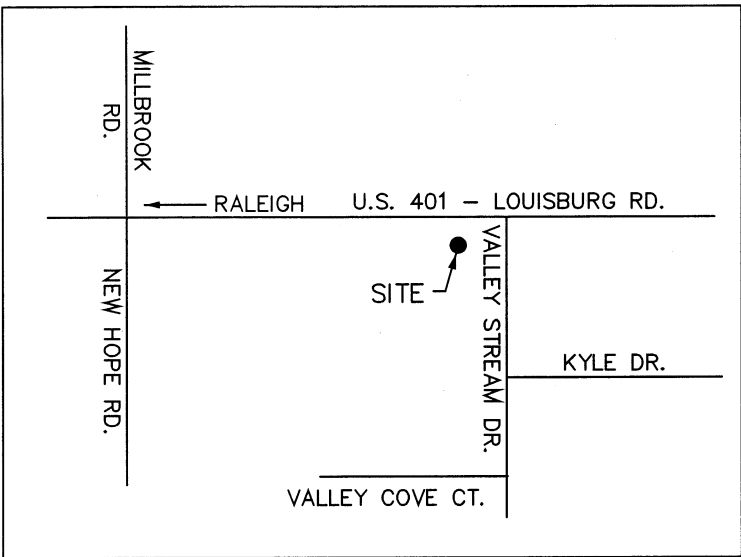
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1888 Fax (919) 870-0752
E-Mail taylor@blakelydesign.net

GRADING & DRAINAGE PLAN

GHOILZADEH PROPERTY
4700 LOUISBURG ROAD, RALEIGH, N.C.

DATE JUNE 16, 14
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VICINITY MAP

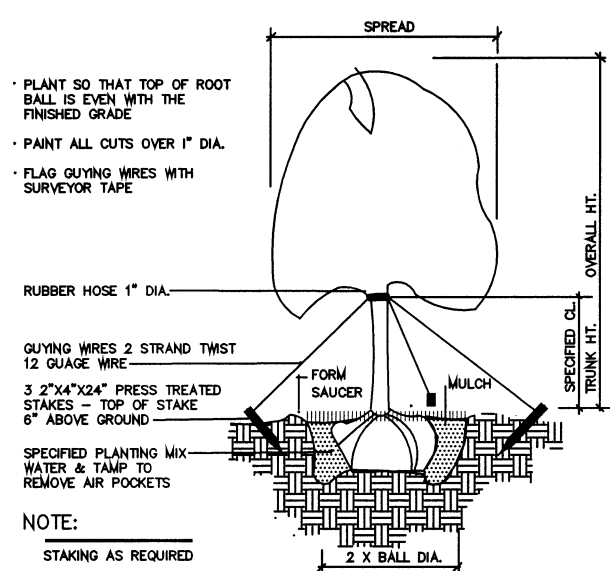
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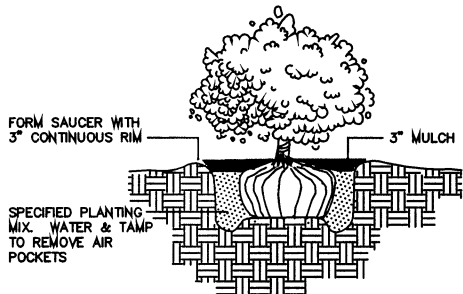
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LINE DATA		
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TREE PLANTING - GUY WIRES

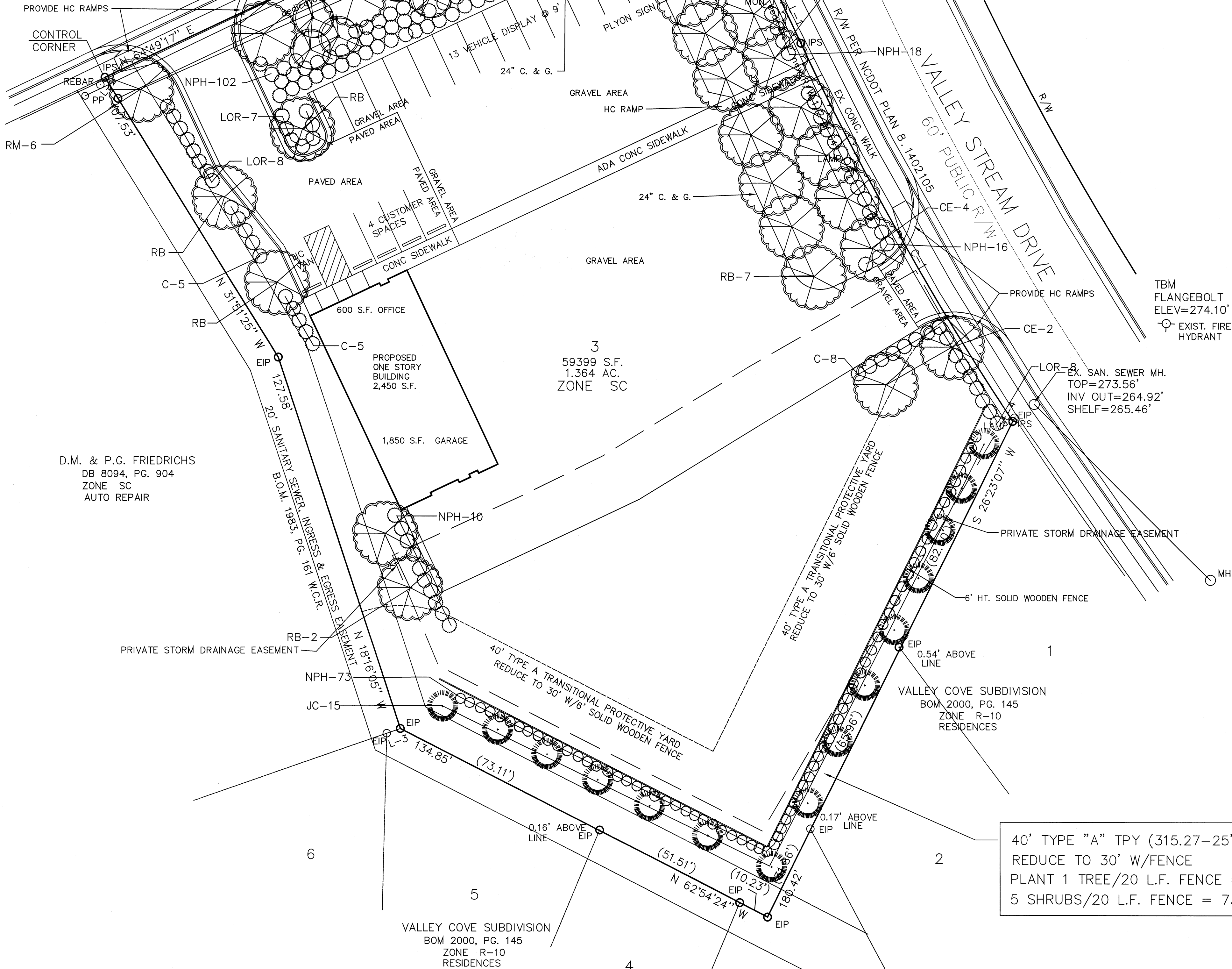
SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE

D.M. & P.G. FRIEDRICH
DB 8094, PG. 904
ZONE SC
AUTO REPAIR



PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
RM	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	3.5" CAL.	6	14' MIN. HT. B. & B.
CE	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL	10	10' MIN. HT. B. & B.
RB	BETULA NIGRA	RIVER BIRCH	2" CAL	12	8' MIN. HT. B. & B.
R	CERCIS CANADENSIS	REDBUD	6" HT.	4	6' MIN. HT. B. & B.
CM	LAGERSTROEMIA INDICA "TONTON"	CRABE MYRTLE	6" HT.	5	6' MIN. HT. B. & B.
C	CAMELLIA SASANQUA	CAMELLIA	18" HT.	18	18' MIN. HT. CONT.
NPH	LEX CORNUTA "NEEDLEPOINT"	CHINESE HOLLY	18" HT.	219	18' MIN. HT. CONT.
LOR	LOROPETALUM CHINENSIS "RUBY"	CHINESE FRINGE FLOWER	18" HT.	23	18' MIN. HT. CONT.

ST. YD. - VALLEY STREAM DRIVE
220'
REQ'D. 6" TREE CAL. / 50' = 26.4" = 9-3" TREES
PROVIDE 9 3" TREES
VSA = 24,232 S.F.
REQ'D - 1 TREE/2000 S.F. = 13 TREES
PROVIDE - 13 TREES
REQ. 'D. - 1 SHRUB/500 S.F. = 49 SHRUBS
PROVIDE - 49 SHRUBS

SHOD-4 OVERLAY LOUISBURG ROAD
REQUIRED
3 SHADE / 100' = 6 TREES
3.5" CAL 14" HT
PROVIDED - 6 TREES
4 UNDERSTORY / 100' = 9 TREES
6' HT
PROVIDED - 6 TREES
50 SHRUBS / 100' = 102 SHRUBS
18' HT
PROVIDED - 102 SHRUBS

40' TYPE "A" TPY (315.27-25' ST. YD. = 290.27')
REDUCE TO 30' W/FENCE
PLANT 1 TREE/20 L.F. FENCE = 15 TREES
5 SHRUBS/20 L.F. FENCE = 73 SHRUBS



BLAKELY DESIGN GROUP
Landscape Architecture Site Planning

700 Exogation Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0752
E-Mail: taylor@blakelydesign.net

LANDSCAPE PLAN

GHOILZADEH PROPERTY

4700 LOUISBURG ROAD, RALEIGH, N.C.

DATE JUNE 16,14
SCALE 1"=20'
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